



320 Church St. NE, Salem, OR 97301
PHONE (503) 581-1431 FAX (503) 364-8716

STATUS OF RECORD TITLE

Brad Harris
Barker Surveying
3657 Kashmir Wy. SE
Salem, OR 97317
Your Reference No. Willamette University

October 30, 2024
Title Number: 656779AM
Title Officer: Michele Harris
Fee: \$600.00/AMENDED \$200.00

We have searched the status of record title as to the following described property:

See attached Exhibit 'A'

Vestee:

Tokyo International University of America, Inc., an Oregon non-profit corporation

and dated as of **October 23, 2024** at 7:30 a.m.

Said property is subject to the following on record matters:

1. [Taxes](#) assessed under Code No. 24010 Account No. 595278 Map No. 07S-03W-26CB 2300, including the current fiscal year, not assessed because of school Exemption. If the exempt status is terminated an additional tax may be levied.
2. Taxes assessed under Code No. 24010 Account No. 321477 Map No. 07S-03W-26CB 2403, including the current fiscal year, not assessed because of school Exemption. If the exempt status is terminated an additional tax may be levied.
3. City liens, if any, of the City of Salem.
4. The property lies within and is subject to the levies and assessments of the Marion Soil and Water Conservation District.
5. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
6. Rights of the public and governmental bodies in and to that portion of the Land now or at any time lying below the high water line of Sheldon Ditch, including any ownership rights which may be claimed by the State of Oregon as to any portion now or at any time lying below the ordinary high water line.

Such rights and easements for navigation and fishing as may exist over that portion of the property now or at any time lying beneath the waters of Sheldon Ditch.

All matters arising from any shifting in the course of Sheldon Ditch including but not limited to accretion, reliction and avulsion.

7. Easements for utilities over and across the Land formerly included within the boundaries of 14th Street, Oak Street, Bellevue Street, and 13th Street, now vacated, if any such exist.

8. Reservation of spur tracks, including the terms and provisions contained therein, in deed,
Recorded: April 24, 1953
[Instrument No.:](#) Volume: 450 Page: 587
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
9. Agreement, including the terms and provisions thereof,
Recorded: April 28, 1953
[Instrument No.:](#) Volume: 450 Page: 648
10. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: City of Salem
Recorded: January 23, 1970
[Instrument No.:](#) Volume: 677 Page: 590
11. Memorandum of Option Agreement , including the terms and provisions thereof,
Recorded: May 2, 1988
[Instrument No.:](#) Reel: 617 Page: 122
12. Memorandum of Right of First Refusal, including the terms and provisions thereof,
Recorded: May 2, 1988
[Instrument No.:](#) Reel: 617 Page: 123
13. Revocable Permit Agreement, including the terms and provisions thereof,
Recorded: March 28, 1989
[Instrument No.:](#) Reel: 680 Page: 334
14. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: May 8, 1989
[Instrument No.:](#) Reel: 688 Page: 91
15. Sign Removal Agreement , including the terms and provisions thereof,
Recorded: May 14, 1992
[Instrument No.:](#) Reel: 950 Page: 492
16. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Portland General Electric Company
Recorded: July 26, 2006
[Instrument No.:](#) Reel: 2681 Page: 452
17. An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein and such other exceptions as may appear necessary upon recording thereof,
Lessor: Tokyo International University of America, Inc.
Lessee: Willamette University
Disclosed by: Assignment and Assumption Agreement
Date: October 30, 2003
Recorded: June 28, 2011
[Instrument No.:](#) Reel: 3297 Page: 24
18. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:
Granted To: Qwest Communications Company, LLC
Recorded: September 10, 2013
[Instrument No.:](#) Reel: 3542 Page: 204

19. An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as set forth in instrument:

Granted To: Qwest Communications Company, LLC

Recorded: January 10, 2014

[Instrument No.:](#) Reel: 3574 Page: 405

Instrument: Patent ,

Recorded: February 10, 1915

[Instrument No.:](#) Volume: 135 Page: 230

Grantor: USA

Grantee: Wilson

Instrument: Patent ,

Recorded: February 19, 1891

[Instrument No.:](#) Volume: 44 Page: 623

Grantor: USA

Grantee: Methodist Mission

Instrument: Deed ,

Recorded: December 3, 1866

[Instrument No.:](#) Volume: 9 Page: 25

Grantor: Methodist Mission

Grantee: Willamette University

Instrument: Deed ,

Recorded: April 29, 1875

[Instrument No.:](#) Volume: 21 Page: 4

Grantor: Heirs of Willson

Grantee: Willamette University

Instrument: Deed ,

Recorded: September 7, 1886

[Instrument No.:](#) Volume: 33 Page: 556

Grantor: Willamette University

Grantee: OCRR

Instrument: Deed ,

Recorded: April 24, 1953

[Instrument No.:](#) Volume: 450 Page: 587

Grantor: Southern Pacific

Grantee: California Packing Corporation

Instrument: Quitclaim Deed ,

Recorded: May 17, 1988

[Instrument No.:](#) Reel: 620 Page: 421

Grantor: Southern Pacific

Grantee: Willamette University

Instrument: Special Warranty Deed ,

Recorded: December 31, 1986

[Instrument No.:](#) Reel: 515 Page: 155

Grantor: Del Monte

Grantee: Willamette University

Instrument: Contract ,

Recorded: May 2, 1988

[Instrument No.:](#) Reel: 617 Page: 121

Grantor: Willamette University

Grantee: The Kaneko Foundation

Instrument: Warranty Deed ,
Recorded: July 17, 1990
[Instrument No.](#): Reel: 784 Page: 476
Grantor: Willamette University
Grantee: The Kaneko Foundation

Instrument: Warranty Deed ,
Recorded: July 18, 1990
[Instrument No.](#): Reel: 785 Page: 94
Grantor: Kaneko Foundation
Grantee: Tokyo International University of America

Instrument: Quitclaim Deed ,
Recorded: February 19, 1991
[Instrument No.](#): Reel: 833 Page: 443
Grantor: Willamette University
Grantee: Tokyo International University of America Inc.

Instrument: Quitclaim Deed ,
Recorded: November 23, 1990
[Instrument No.](#): Reel: 1543 Page: 699
Grantor: Union Pacific Railroad
Grantee: Willamette University

Instrument: Warranty Deed ,
Recorded: July 7, 2000
[Instrument No.](#): Reel: 1701 Page: 795
Grantor: Willamette University
Grantee: Tokyo International University of America

NOTE: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

THIS IS NOT A TITLE REPORT, A COMMITMENT TO ISSUE TITLE INSURANCE OR A GUARANTEE OF ANY KIND. No liability is assumed with this report. The fee charged for this service does not include supplemental reports or other services. Further dissemination of the information in this report in a form purporting to insure title to the herein described land is prohibited by law.

"Superior Service with Commitment and Respect for Customers and Employees"

EXHIBIT 'A'

File No. 656779AM

PARCEL I: (07S-03W-26CB TL#2300)

All that real property situated in Marion County, Oregon, and more particularly described as follows:

Beginning at a point in the Southwesterly line of Mill Street distant thereon South 72°54' East 169.98 feet from the most Northerly corner of Block 44 in said University Addition; thence South 72°54' East along said line of Mill Street 526.35 feet to the Northwesternly line of 14th Street; thence South 17°00' West along said line of 14th Street 388.0 feet to a point distant 8 feet Northeastly, measured at right angles, from the Northwesternly prolongation of the Southwesterly line of Bellevue Street; thence North 72°54' West 110 feet; thence South 17°00' West parallel with a distant 110 feet Northwesternly, measured at right angles, from said line of 14th Street, 200 feet; thence South 72°54' East 110 feet to said line of 14th Street; thence South 17°00' West along said line of 14th Street, 298.95 feet; thence North 47°52' West 19.13 feet; thence North 45°12' West 23.68 feet; thence North 43°07' West 23.82 feet; thence North 40°42' West 23.62 feet; thence North 37°52' West 23.65 feet; thence North 35°32' West 23.56 feet; thence North 30°46' West 23.52 feet; thence North 27°02' West 23.49 feet; thence North 22°07' West 23.57 feet; thence North 18°49' West 23.61 feet; thence North 14°10' West 23.63 feet; thence North 10°57' West 21.93 feet; thence North 72°54' West 22.25 feet; thence North 8°17' West 17.04 feet; thence North 4°35'15" West 66.32 feet; thence South 85°24'45" West 20.0 feet to a point distance 44.7 feet Easterly measured at right angles, from the center line of the main tract of the Southern Pacific Company; thence North 4°35'15" West 684.84 feet to the point of beginning.

ALSO: That portion of the vacated area of 14th Street, in the City of Salem, County of Marion, State of Oregon, that would inure by operation of law.

PARCEL 2: (07S-03W-26CB TL#2403)

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHERN PACIFIC RAILROAD AT A POINT, WHICH IS 526.35 FEET NORTH 72°54' WEST AND 684.12 FEET SOUTH 04°34'58" EAST FROM THE NORTHEAST CORNER OF BLOCK 43 OF UNIVERSITY ADDITION, MARION COUNTY, OREGON; THENCE SOUTH 04°34'58" EAST, 558.23 FEET; THENCE SOUTH 72°52'05" EAST, 99.36 FEET TO A POINT IN THE CENTER LINE OF THAT PORTION OF VACATED 14TH STREET; THENCE NORTH 17°00' EAST, 251.56 FEET TO A POINT ON THE WESTERLY LINE OF RE-LOCATED 14TH STREET; THENCE NORTH 02°05'40" WEST, 3.77 FEET; THENCE NORTH 48°28'02" WEST, 31.62 FEET; THENCE NORTH 47°52'01" WEST, 19.13 FEET; THENCE NORTH 45°12'00" WEST, 23.68 FEET; THENCE NORTH 43°07'00" WEST, 23.82 FEET; THENCE NORTH 40°42'00" WEST, 23.62 FEET; THENCE NORTH 37°52'00" WEST, 23.65 FEET; THENCE NORTH 35°32'00" WEST, 23.56 FEET; THENCE NORTH 30°46'00" WEST, 23.52 FEET; THENCE NORTH 27°02'00" WEST, 23.49 FEET; THENCE NORTH 22°07'00" WEST, 23.57 FEET; THENCE NORTH 18°49'00" WEST, 23.61 FEET; THENCE NORTH 14°10'00" WEST, 23.63 FEET; THENCE NORTH 10°57'00" WEST, 21.93 FEET; THENCE NORTH 72°54'00" WEST, 22.25 FEET; THENCE NORTH 08°17'00" WEST, 17.04 FEET; THENCE NORTH 08°17'00" WEST, 17.04 FEET; THENCE NORTH 04°35'15" WEST, 66.32 FEET; THENCE SOUTH 85°44'14" WEST, 20.29 FEET TO THE POINT OF BEGINNING.